

Washoe County Board of Adjustment



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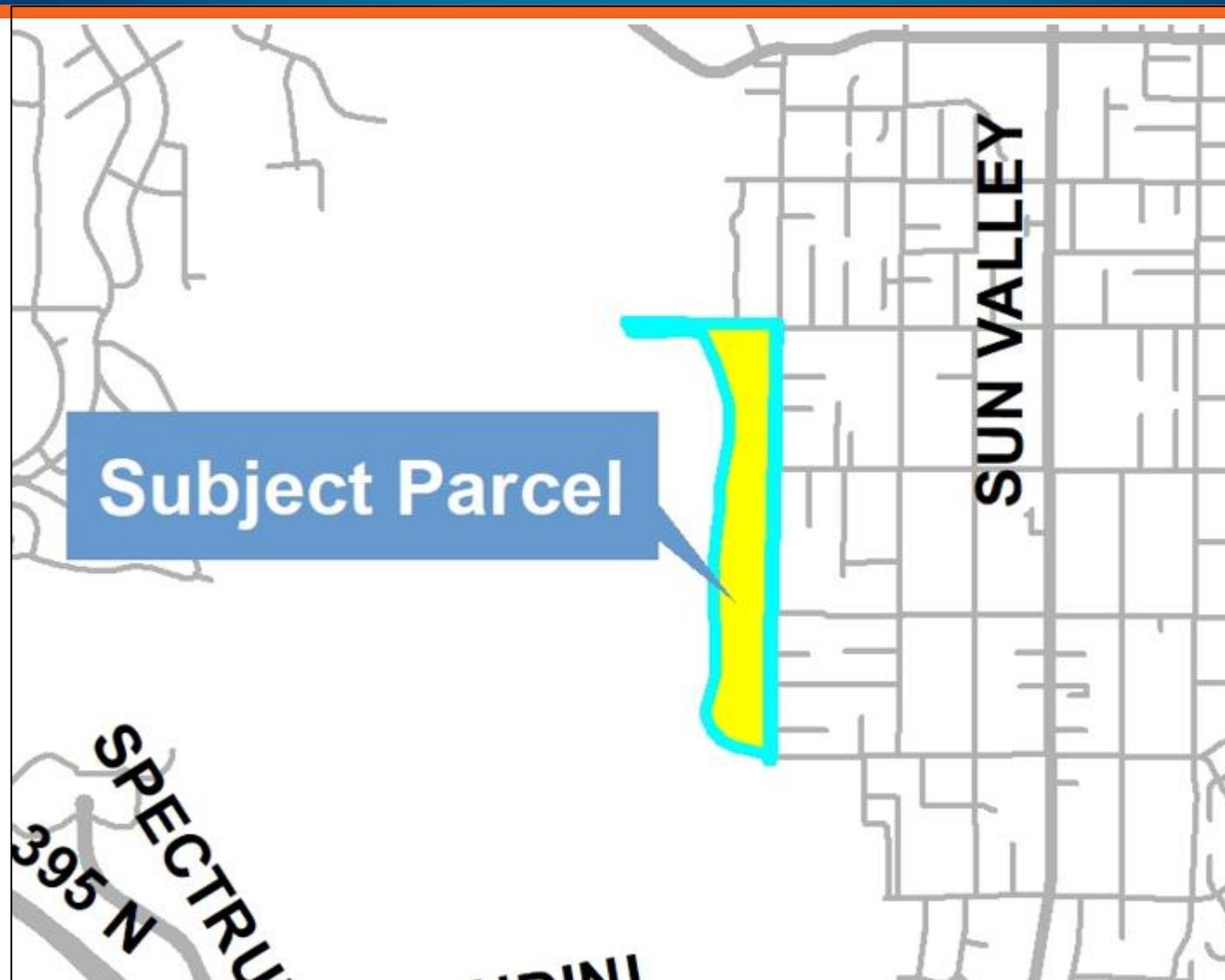
# WADMIN22-0029 & WSUP23-0001 (Chocolate Drive)

March 2, 2023

# Project Location



- Two Parcels (APNs: 502-250-09/10)
- Extends from West 2<sup>nd</sup> Avenue to West 5<sup>th</sup> Avenue
- Adjacent to Red Hill Open Space
- Sun Valley Planning Area



# Administrative Permit Request

- Request is for a proposed multi-family apartment complex
- 240 Total Units
- 20 – 2 story buildings, clubhouse, swimming pool, covered and garage parking spaces, mail kiosk, playground, and recreational amenities.
- Construction of a trailhead

# Special Use Permit Request



- Special use permit for major grading which will consist of 156,688 cy of cut, 43,512 cy of fill, and 113,175 cy of export.
- Grading of an area of 25.13 acres (1,095,000 sf)
- Request to vary four (4) standards within the Washoe County Development Code.

# Requested Modifications

The applicant is requesting to modify the following:

- **110.412.60(k)(4)** - which requires turf areas be a minimum of 50% of required landscaping
- **110.438.45(c)** – Finished grading shall not vary from natural slope by more than 10 feet.
- **110.438.60(a)**: Grading setback for top of cut slope.
- **110.430.60(b)**: Grading setback for toe of fill slope.

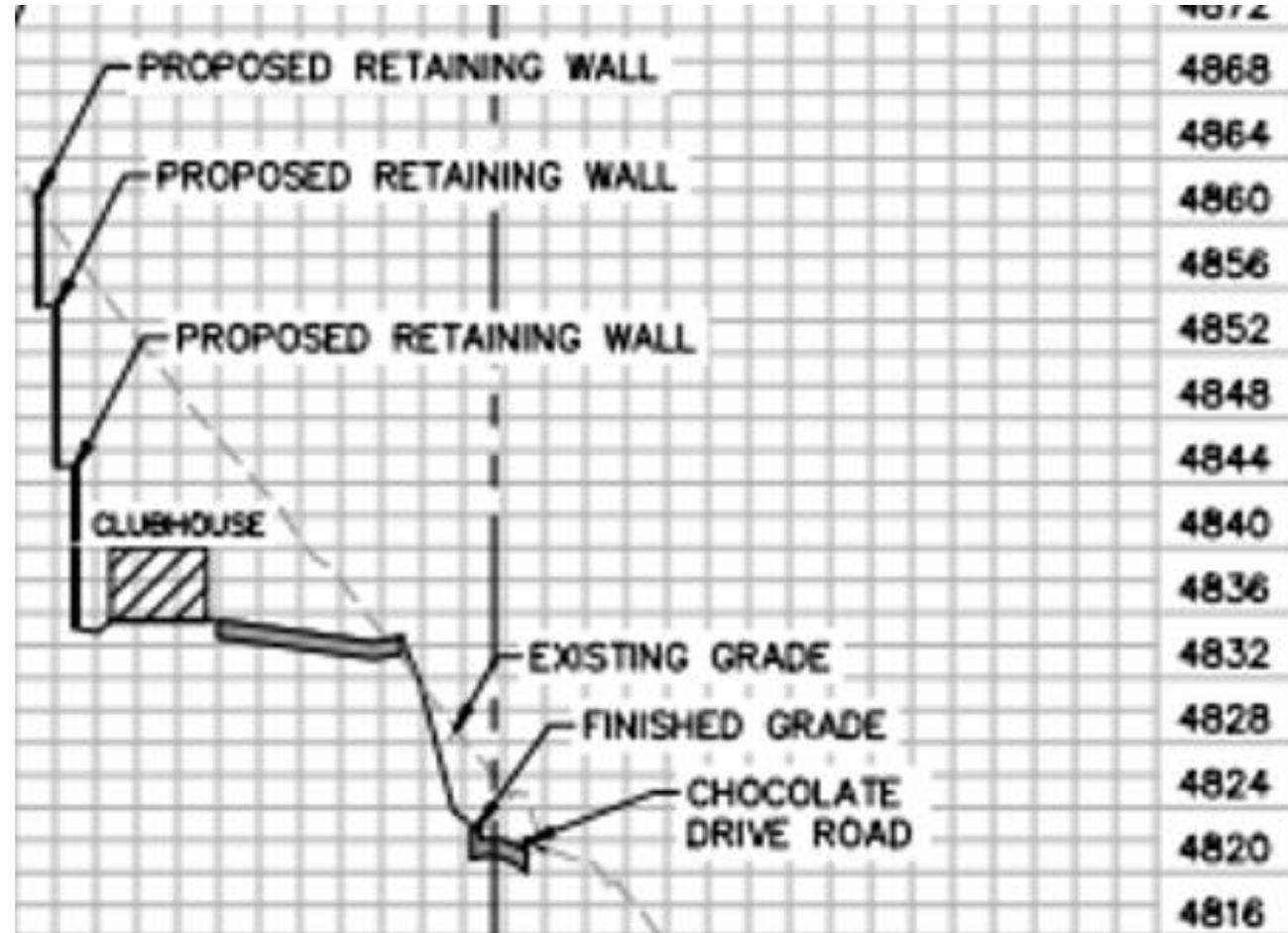
- 2015 – Sun Valley Area Plan Policy SUN 1.3 was amended to allow for Medium Density Urban (MDU)
- 2022 – Applicant submitted a Master Plan Amendment (MPA) and Regulatory Zone Amendment (RZA) under case numbers WMIPA22-0003 and WRZA22-0003. Proposal was to go from a Master Plan Designation of Suburban Residential (SR) to Urban Residential (UR) and Open Space (OS), and a Regulatory Zone from Medium Density Suburban (MDS) to Medium Density Urban (MDU) and Open Space (OS).

- 2022 - MPA/RZA Continued
  - MPA/RZA was **denied** by Planning Commission on April 5, 2022
  - Appealed to the Board of County Commissioners and heard on June 28, 2022. The BCC Approved the request 4-1
- 2022 – Truckee Meadows Regional Planning Actions
  - Regional Planning Commission unanimously approved the MPA/RZA on August 25, 2022
  - Regional Governing Board unanimously approved amending the Regional Land Designation from Tier 3 to Tier 2 for the MPA/RZA on October 13, 2022

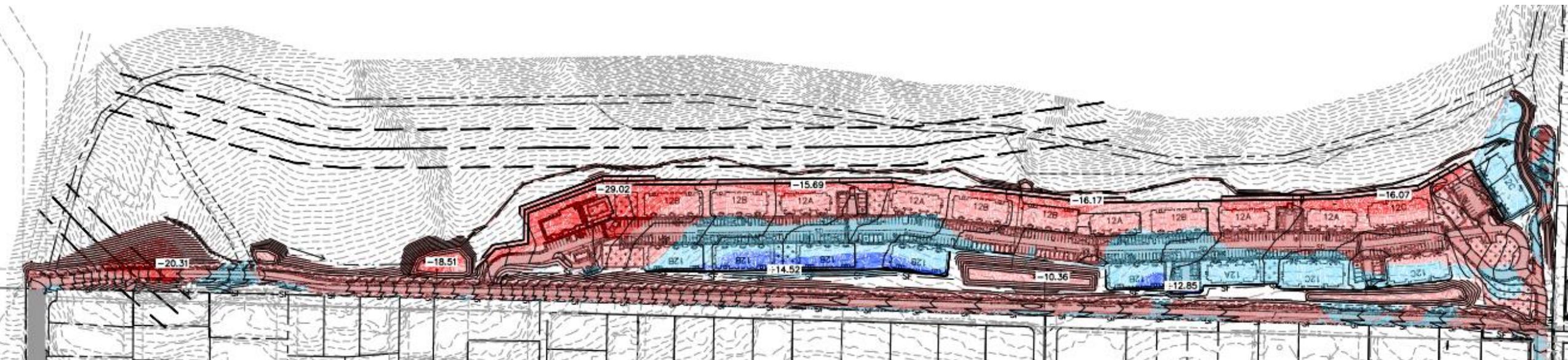
# Grading



- 156,688 cy of cut
- 43,512 cy of fill
- 113,175 cy of export.
- Proposing retaining walls, maximum height of 10 feet to mitigate scarring of hillside.
- 3 stacked retaining walls of 10 feet will be located on the west end of the proposed project, with benches.
- Benches are required to be landscaped per code.



# Grading (Cut / Fill Slope)



- Maximum Fill Slope is 15.86 Feet (Blue)
- Maximum Cut Slope is 29.48 Feet (Red)

# Elevations



2 BUILDING TYPE 12A REAR ELEVATION  
1/8" = 1'-0"

- 3 Building Types; all similar style.
- Sun Valley Area Plan and Sun Valley Modifiers both limit max height to two stories

# Clubhouse and Garages



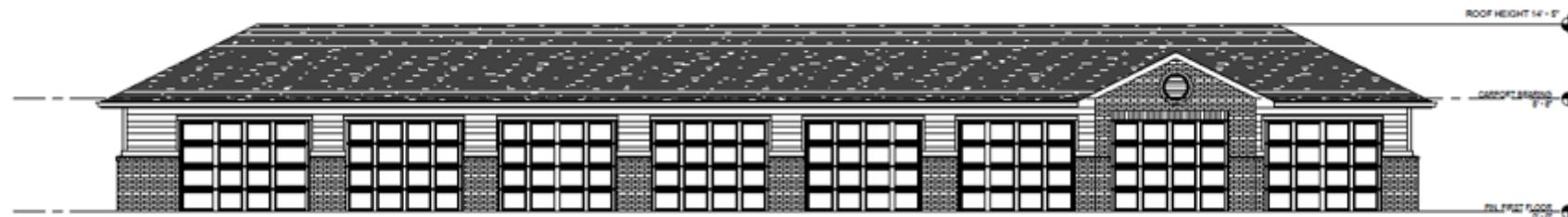
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1 CLUBHOUSE EAST ELEVATION  
1/8" = 1'-0"

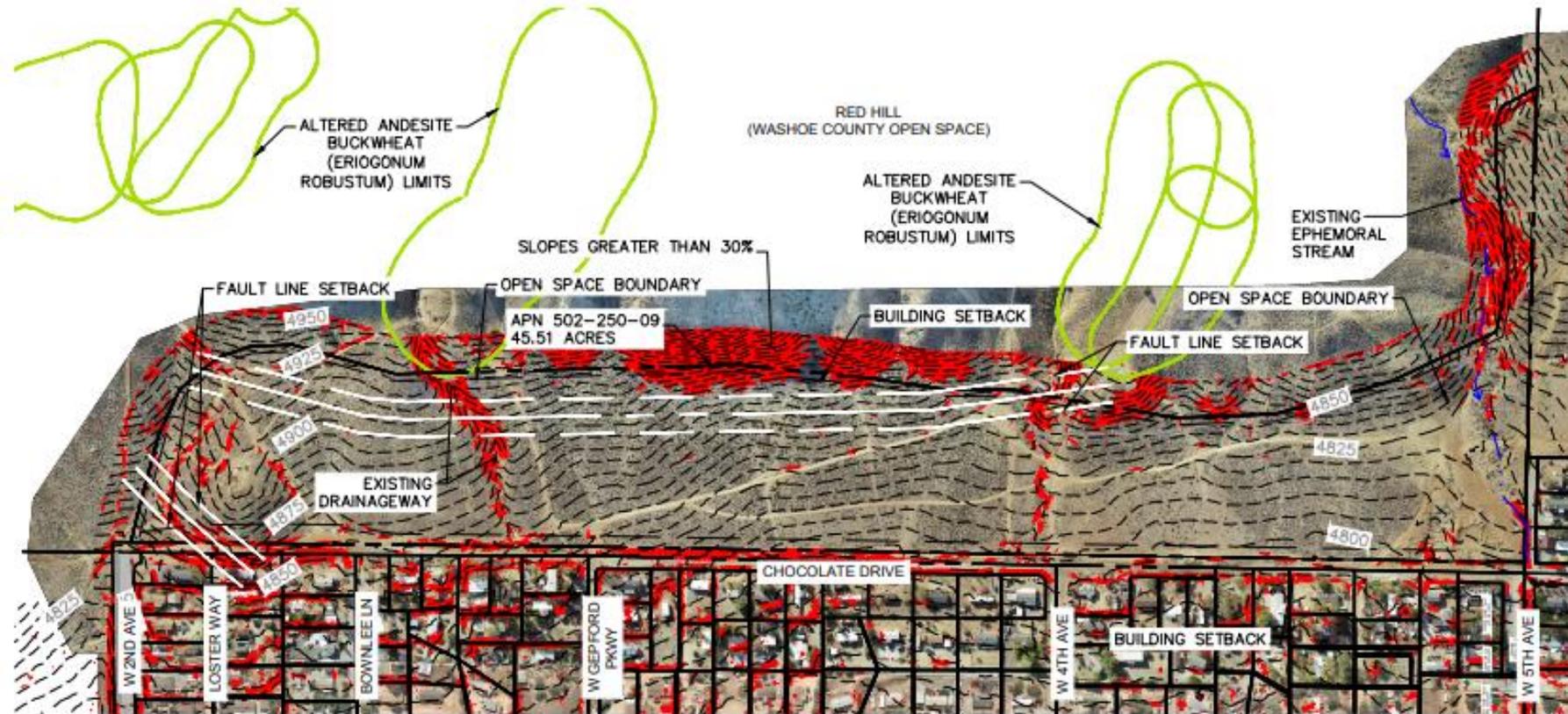


1 GARAGE FRONT ELEVATION - 4 BAY HC  
3/16" = 1'-0"



1 GARAGE FRONT ELEVATION - 8 BAY  
3/16" = 1'-0"

# Altered Andesite Buckwheat



- No Altered Andesite Buckwheat is found on site.
- Proposed Development will not impact any existing Altered Andesite Buckwheat

# Landscaping



- 302,616 sf of Landscaped Area
- 3,270 Shrubs
- 545 Trees Proposed
- 31,989 sf (21%) Proposed



- Proposed landscaping meets code. The grass at 21% is requested to be varied, and staff is in support

- Section 110.432.15(b) requires a minimum of 200 sf of common open space per dwelling unit for developments of 12 or more units
  - 240 Units Proposed (48,000 SF Common Open Space Required)
  - 50,258 SF of Common Open Space Proposed
- Common open space elements include the following: courtyards, large lawn areas, playgrounds, tennis courts, basketball courts, a swimming pool, or similar outdoor recreation facilities

- Traffic Study prepared by Kimley-Horn
- Traffic Study identified the following peak trips at full buildout.
- 96 AM Peak Hour Trips
- 122 PM Peak Hour Trips
  
- Application was sent to RTC and NDOT for review, no conditions or additional comments were received.

# Parking

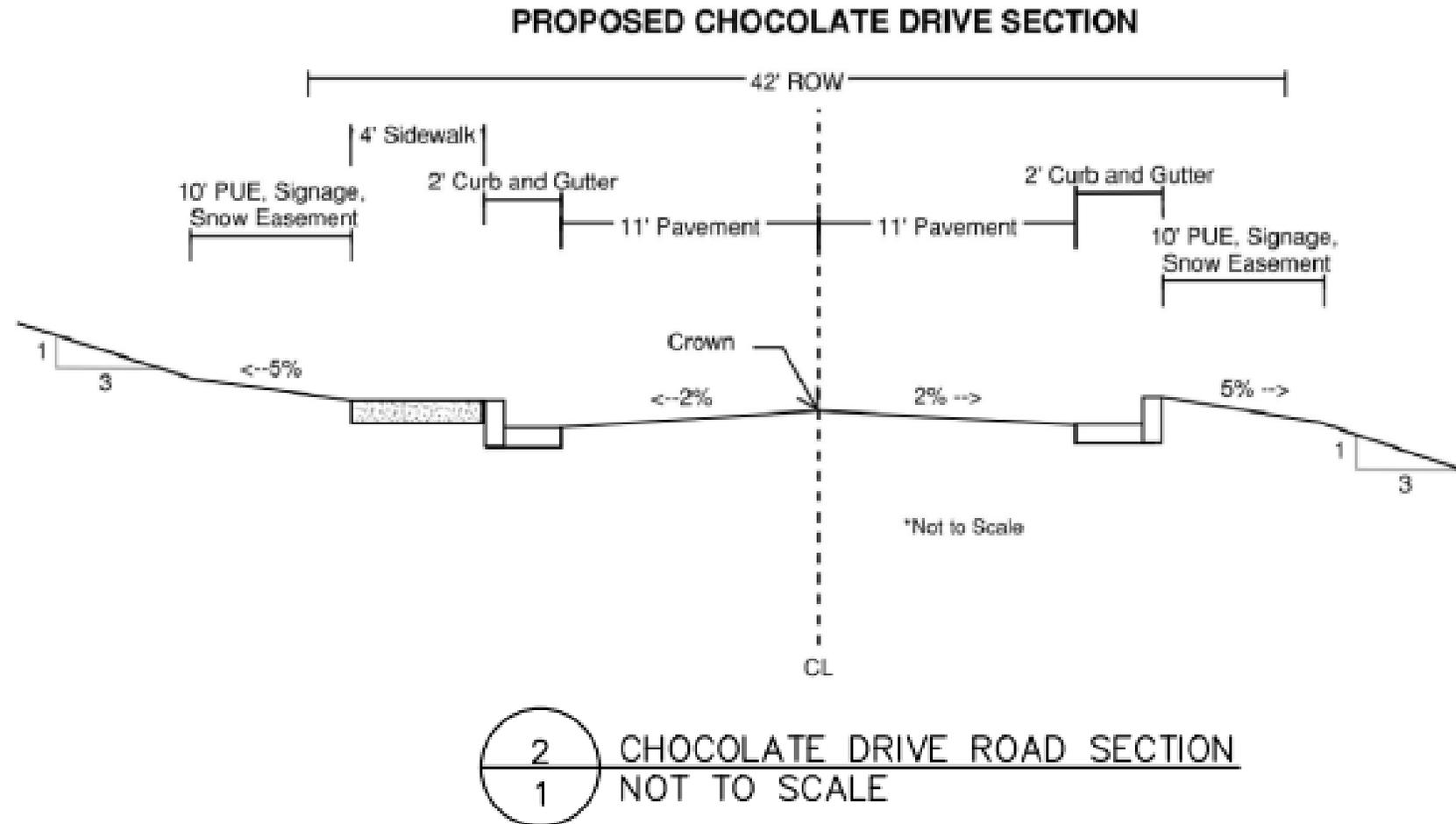


- 468 Parking Spaces are required
- Applicant is proposing 470 spaces.
- 240 Covered Spaces are required
- Applicant is proposing 204 covered parking spots, and 36 garages.
- 28 Accessible parking spaces are proposed, with 18 being van accessible

# Chocolate Drive



- Chocolate Drive is proposed to be paved, with sidewalks on the west side of Chocolate Drive
- Modification of toe of slope and top of slope setbacks in order to develop Chocolate Drive roadway. Staff supports modification.

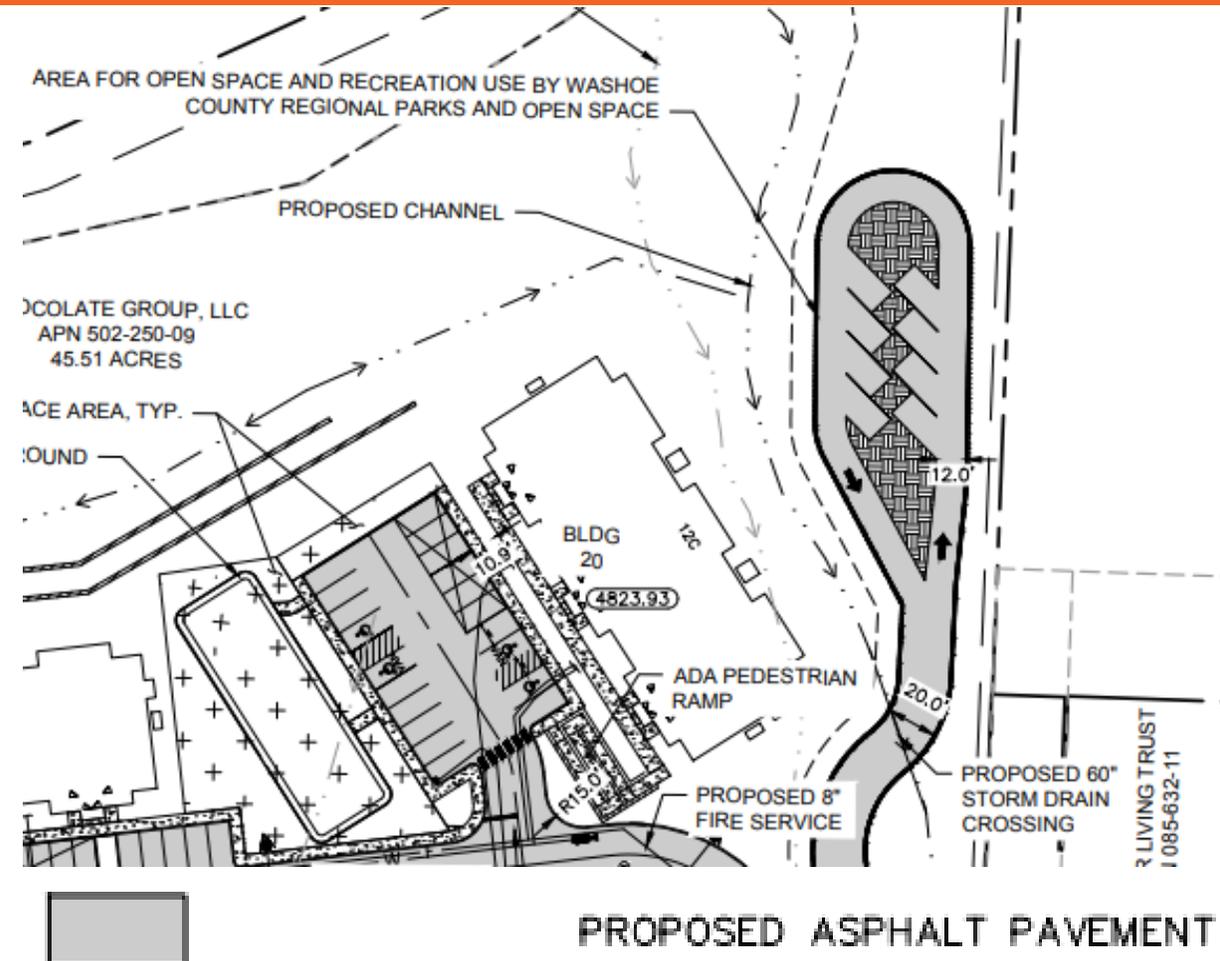


# Washoe County Trailhead



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- As part of the proposal the applicant is proposing a trailhead containing 8 parking spaces at the northern end of the project site.
- Access will be off of Chocolate Drive near West 5<sup>th</sup> Avenue.
- 4.87 Acres of Open Space intended to be dedicated to Washoe County for public use (Trailhead)



# Additional Condition of Approval



The following conditions is requested to be added under Planning's Conditions of Approval:

**The proposed trailhead shall be completed per the approved construction improvement drawings prior to the issuance of the certificate of occupancy of the first multi-family building, to the satisfaction of the Community Services Department Director of Operations.**

# Neighborhood Meeting

- Applicants held a Neighborhood Meeting on October 19, 2022 from 5:30 to 7:30 pm.
- 14 Signatures, but applicants noted 18 total neighbors in attendance
- 4 comment cards submitted
- Concerns related to traffic, water, school impacts, noise, light pollution, flooding, and chocolate drive paving.

# Recommendation



Staff is recommending **approval with conditions** of Special Use Permit Case Number WSUP23-0001 and the associated varying standards, and staff is recommending **approval with conditions** of Administrative Permit Case Number WADMIN22-0029.

# Possible Motion



Motions can be found on Page 32 and 33 of the Staff Report.

# Additional Staff Presenters

- Dwayne Smith, Director, Engineering and Capital Projects, is present to further discuss Chocolate Drive placement and construction.
- Faye-Marie Pekar, Parks Planner, is present to provide additional clarification on Altered Andesite Buckwheat and the proposed trailhead.

# Thank you

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